

City Council  
Atlanta, Georgia

AN ORDINANCE  
BY: ZONING COMMITTEE

U-01-10 **01-0-0473**  
(U-27-595)

AN ORDINANCE TO AMEND AN ORDINANCE , AS AMENDED,  
ADOPTED BY THE BOARD OF ALDERMEN ON JUNE 19, 1961  
AND APPROVED BY THE MAYOR ON JUNE 21, 1961 GRANTING  
A SPECIAL USE PERMIT FOR A CEMENT MANUFACTURER,  
PROPERTY LOCATED AT **2520 PAUL AVENUE, N.W.**, FOR THE  
PURPOSE OF APPROVING A REVISED SITE PLAN.  
OWNER: BLUE CIRCLE AMERICA, INC.  
APPLICANT: FRANK O'NEILL  
BY: LARRY M. DINGLE, ESQ., ATTORNEY  
NPU-D COUNCIL DISTRICT 9

BE IT ORDAINED BY THE COUNCIL FO THE CITY OF ATLANTA, GEORGIA, as  
follows:

SECTION 1. That all previously approved site plans governing the development of the property at 2520 Paul Avenue, N.W., under the provisions of Special Use Permit U-27-595, permitting Cement Manufacture, adopted by Board of Aldermen June 19, 1961 and approved by the Mayor June 21, 1961 and more particularly described by the attached survey and legal description, are hereby deleted in their entirety and a new site plan entitled "Site Plan, Clinker Receiving and Storage, Atlanta, Georgia, Blue Circle Cement, Inc., Marietta, Georgia", dated February 10, 2001 and marked received by the Bureau of Planning February 13, 2001 is hereby adopted in lieu thereof.

SECTION 2. That the site plan hereby approved does not authorize the violation of any zoning district regulations or any other regulations found in the 1982 City of Atlanta Zoning Ordinance. Variances must be approved only by the Board of Zoning Adjustment in response to the application of a petitioner and in compliance with the applicable provisions of the Zoning Ordinance.

SECTION 3. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

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**TRACT 1**

All that tract or parcel of land lying in and being a part of land lot 254 of the 17th District Fulton County, Georgia and being more described as follows:

**BEGINNING** at the intersection of the North and Eastern Right-of-Way of Paul Avenue (40'R/W) and the Western Georgia Power Easement, (360' wide).

Thence proceed along said Paul Avenue a curve to the left North 83°45'12" West a chord of 424.34' an arc of 464.39' and a radius 318.53' to a point,

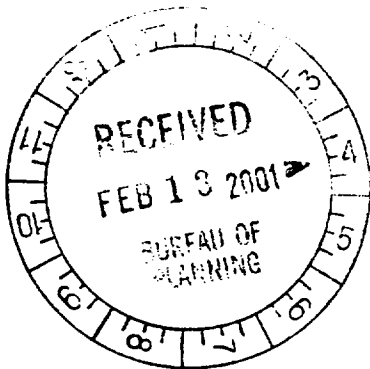
Thence leaving said Right-of-Way proceed North 46°00'15" East a distance of 125.12' to a point.

Thence proceed North 45°40'43" West a distance of 174.64' to a point.

Thence proceed North 46°03'39" East a distance of 361.30' to a point on the said Georgia Power Easement..

Thence proceed Southerly and along said Easement South 21°14'23" East a distance of 542.67' to a point and the **POINT OF BEGINNING.**

Said tract or parcel of land containing 2.28 acres and being Tract 1 on a plat prepared for Blue Circle, Inc., by Blue Ridge Engineering, Inc., dated 6/2/94 bearing the seal of H. Tate Jones RLS#2339.



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**TRACT 2**

All that tract or parcel of land lying in and being a part of land lot 253 & 254 of the 17th District Fulton County, Georgia and being more described as follows:

Beginning at the intersection of the North and Eastern Right-of-Way of Paul Avenue (40' R/W) and the Western Georgia Power Easement (360' wide).

Thence proceed along said Georgia Power Easement North 21°14'23" West a distance of 542.67' to a point,

Thence crossing said easement proceed North 52°31'40" East a distance of 379.86' to a point and the **TRUE POINT OF BEGINNING.**

Thence proceed North 46°37'35" East a distance of 900.23' to a point,

Thence proceed North 16°17'22" West a distance of 355.23' to a point on the Southern bank of the Chattahoochee River.

Thence proceed along the bank of said River the following calls North 69°48'37" East a distance of 70.72' to a point.

Thence proceed North 49°58'27" East a distance of 122.96' to a point.

Thence proceed North 74°37'38" East a distance of 120.63' to a point.

Thence leaving the bank of said River proceed South 15°57'47" East a distance of 1679.00' to a point.

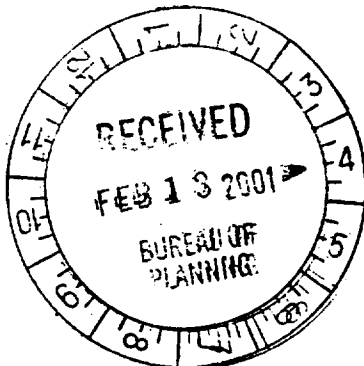
Thence proceed North 77°59'00" West a distance of 271.90' to a point.

Thence proceed South 09°00'30" East a distance of 305.94' to a point.

Thence proceed South 74°10'45" West a distance of 728.31' to a point.

Thence proceed North 21°14'23" West a distance of 1033.94' to a point and the **TRUE POINT OF BEGINNING.**

Said tract or parcel of land containing 32.83 acres and being Tract 2 on a plat prepared for Blue Circle, Inc., by Blue Ridge Engineering, Inc., date 6/2/94, bearing the seal of H. Tate Jones RLS#2339.



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**TRACT 3**

All that tract or parcel of land lying in and being a part of land lot 254 of the 17th District Fulton County, Georgia and being more described as follows:

Beginning at the intersection of the North and Eastern Right-of-Way of Paul Avenue (40' R/W) and the Western Georgia Power Easement (360' wide).

Thence proceed North 21°14'23" West a distance of 542.67' to a point.

Thence crossing said Easement proceed North 52°31'40" East a distance of 379.86' to a point.

Thence proceed North 46°37'35" East a distance of 900.23' to a point.

Thence proceed North 16°17'22" West a distance of 355.23' to a point on the Southern bank of the Chattahoochee River.

Thence proceed along the bank of said River the following calls North 69°48'37" East a distance of 70.72' to a point.

Thence proceed North 49°58'27" East a distance of 122.96' to a point.

Thence proceed North 74°37'38" East a distance of 120.63' to a point and the **TRUE POINT OF BEGINNING.**

Thence proceed North 79°50'36" East a distance of 100.53' to a point.

Thence leaving the bank of said River proceed South 16°02'54" East a distance of 394.80' to a point.

Thence proceed along a curve to the left South 80°40'01" East a chord of 262.03' an arc 264.80' and a radius of 527.65' to a point.

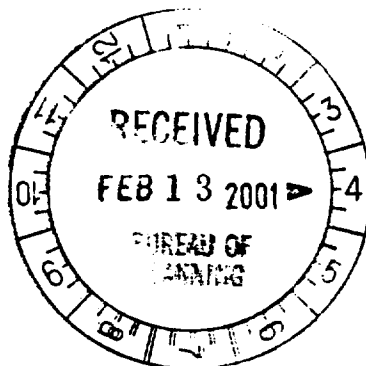
Thence proceed North 84°57'02" East a distance of 267.94' to a point.

Thence proceed South 06°38'13" West a distance of 1268.80' to a point.

Thence proceed North 77°59'00" West a distance of 127.96' to a point.

Thence proceed North 15°57'47" West a distance of 1679.00' to a point and the **TRUE POINT OF BEGINNING.**

Said tract or parcel of land containing 11.48 acres and being Tract 3 on a plat prepared for Blue Circle, Inc., by Blue Ridge Engineering, Inc., Dated 6/2/94, bearing the seal of H. Tate Jones RLS#2339.



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